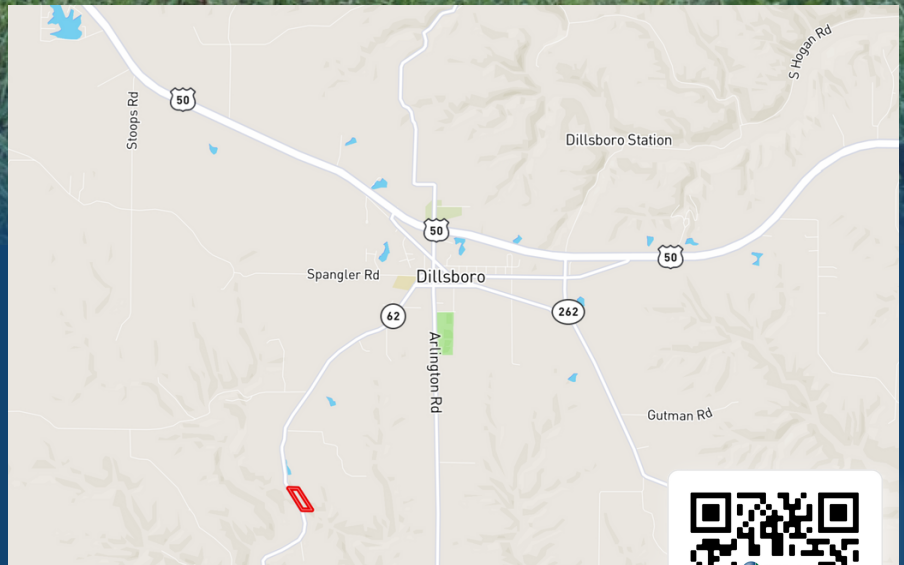


Southern Indiana **COUNTRY HOME FOR SALE**

**8570 State Road 62
Dillsboro, Indiana**

- 2 Bedroom
- 1 Bath
- 5+ acres



Auction

Scan Me

BIDDING ENDS

Wednesday, October 20 @ 6PM EDT

JIMMIE DEAN COFFEY & CODY COFFEY | 812.822.3200



**Coffey Realty
& Auction**

MORE INFORMATION:

UnitedCountryIN.com

INDEX



LOCATION MAP

AERIAL MAP

TERMS & CONDITIONS

TAX SHEET

TITLE COMMITMENT

BID CERTIFICATION

SAMPLE CONTRACT

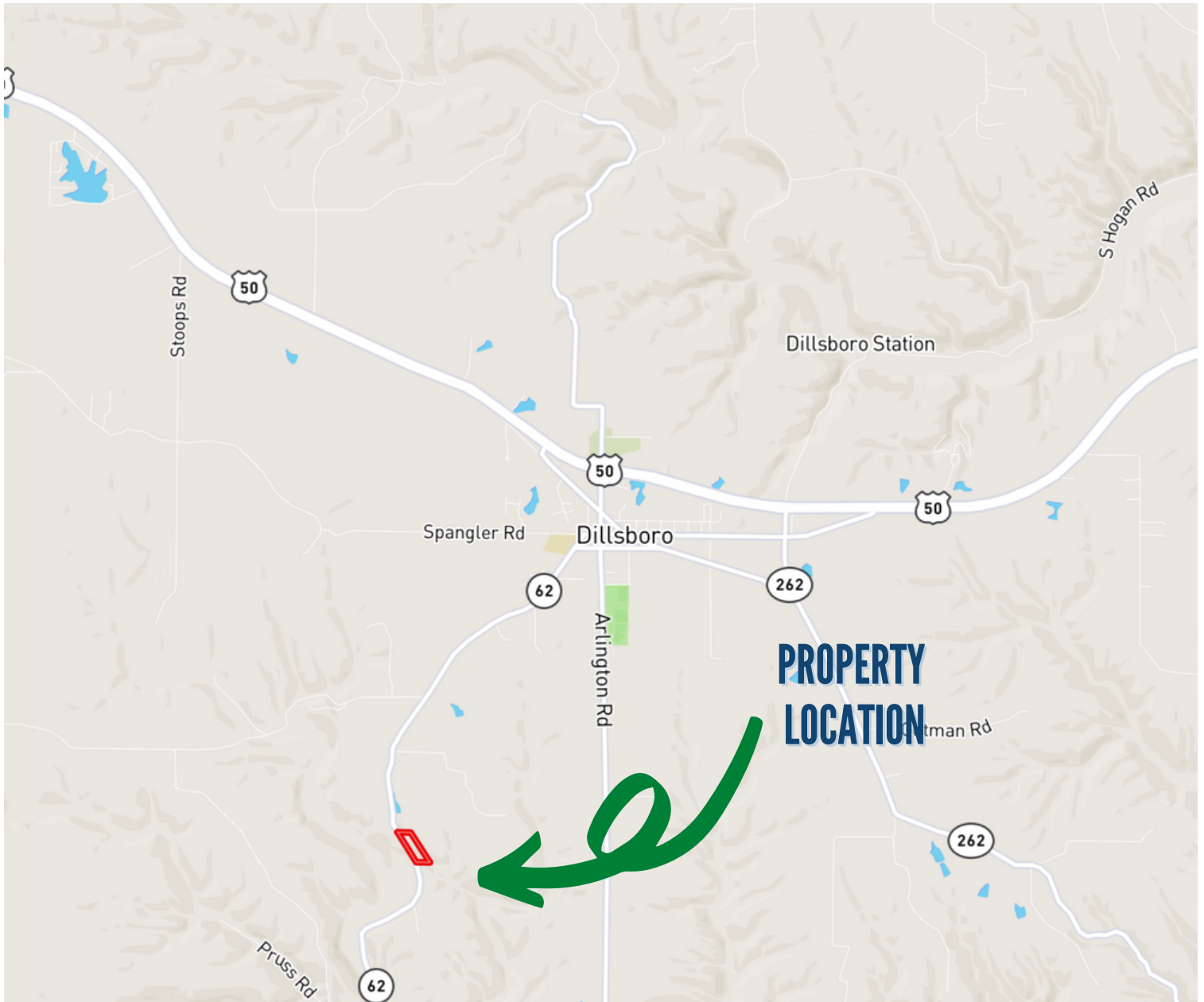
AUCTION
MANAGER

JIMMIE DEAN COFFEY | 812.360.6005 | JCOFFEY@UNITEDCOUNTRYIN.COM
CODY COFFEY | 812.360.8383 | CCOFFEY@UNITEDCOUNTRYIN.COM

DISCLAIMER

All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

LOCATION MAP



AERIAL MAP



TERMS & CONDITIONS

TERMS & CONDITIONS

Prosecuting Attorney for Dearborn and Ohio Counties - Real Estate Auction

8570 SR 62

Dearborn County, Clay Township
Dillsboro, IN 47018

Legal Description

28-03-01 PT 23-5-3 5.573A

- The property will be sold at Public "Online - Internet Auction", ending Thursday Oct. 20, 2022 at 6:00pm (soft close)
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer's premium will establish the final sales price.
- A down payment of \$5,000.00 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to Dearborn Title Insurance, Inc. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before December 5, 2022
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Warranty Deed
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **Dearborn Title Insurance, Inc.**, 210 W. High St., Lawrenceburg, IN 47025
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before December 5, 2022
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further, Property sells as-is with no warranties expressed or implied
- JDC Group, INC dba United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: By Appointment

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text Jimmie Dean Coffey or Cody Coffey at United Country Coffey Realty & Auction (812) 822-3200 office (812) 360-6005 Jimmie Dean's cell or (812) 360-8383 Cody's cell.

I do hereby agree to these Auction Terms & Conditions.

Bidder

PROPERTY CARDS

15-10-23-200-010.001-004

General Information

Parcel Number

15-10-23-200-010.001-004

Local Parcel Number

102320001000103

Tax ID:

Routing Number

13.01

Property Class 101

Cash Grain/General Farm

Year: 2022

Location Information

County

Dearborn

Township

CLAY TOWNSHIP

District 004 (Local 004)

CLAY TOWNSHIP

School Corp 1600

SOUTH DEARBORN COMMUNITY

Neighborhood 904801-004

CLAY TWP - RURAL RES.

Section/Plat

1023

Location Address (1)

8570 ST RD 62

DILLSBORO, IN 47018

Zoning

Subdivision

Lot

Market Model

904801-004 - Residential

Characteristics

Topography

Flood Hazard

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Static

Printed

Wednesday, May 25, 2022

Review Group 2021

YAMAGUCHI, BRIAN

Ownership

YAMAGUCHI, BRIAN

8570 SR 62

DILLSBORO, IN 47018

Legal

28-03-01 PT 23-5-3 5.573A



8570 ST RD 62

Transfer of Ownership

Date

11/29/2018

05/01/2007

01/07/2005

01/07/2005

07/09/2004

06/01/2004

Owner

YAMAGUCHI, BRIAN

WALSH, RAVEN M

WALSH LLOYD

FISK RAVEN M

WALSH LLOYD

FISK PAUL GREGOR

101, Cash Grain/General Farm

Transfer of Ownership

Doc ID

2018007050

Code

WD

Book/Page

Adj Sale Price

V/I

110,000

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CLAY TWP - RURAL RES.

1/4

Notes

12/13/2021 REVA: CHGD MH TO D-1, NV ON

SHED

12/17/2017 REVA: CORRECTED SKETCH

10/27/2008 NVG: NEW CONSTRUCTION

ADDED DWLG - 2004

Valuation Records (Work In Progress values are not certified values and are subject to change)

2022	2021	2020	2019
Assessment Year	Assessment Year	Assessment Year	Assessment Year
Reason For Change	Reason For Change	Reason For Change	Reason For Change
As Of Date	As Of Date	As Of Date	As Of Date
Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
Improvement	Improvement	Improvement	Improvement
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
Total	Total	Total	Total
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9rr	A		0	1.5000	1.00	\$24,000	\$24,000	\$36,000	0%	67%	1.0000	\$36,000
6	A	EDF	0	2.1800	0.50	\$1,500	\$750	\$1,635	-80%	0%	1.0000	\$330
6	A	ECE2	0	1.8930	0.50	\$1,500	\$750	\$1,420	-80%	0%	1.0000	\$280

Land Computations

Calculated Acreage 5.57

Actual Frontage 0

Developer Discount

Parcel Acreage 5.57

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 1.50

91/92 Acres 0.00

Total Acres Farmland 4.07

Farmland Value \$610

Measured Acreage 4.07

Avg Farmland Value/Acre 150

Value of Farmland \$610

Classified Total \$0

Farm / Classified Value \$600

Homesite(s) Value \$36,000

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$24,100

CAP 2 Value \$12,500

CAP 3 Value \$0

Total Value \$36,600

Data Source N/A

Collector 11/03/2021

BILL WHITE

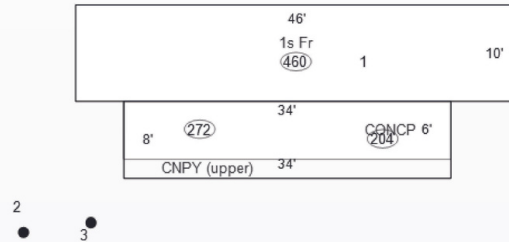
Appraiser 12/06/2017

BILL WHITE

PROPERTY CARDS

2/4

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	single-family	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	460 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	3 5
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	
<input type="checkbox"/> Parquet		Family Rooms	
Wall Finish		Total Rooms	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Central Warm Air	
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	
Exterior Features			
Description	Area	Value	
Patio, Concrete	204	\$1,200	
Canopy, Shed Type	272	\$1,600	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	460	460	\$46,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
		Total Base			\$46,800
Adjustments	1 Row Type Adj. x 1.00				\$46,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			5 - 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$46,800
Sub-Total, 1 Units					
Exterior Features (+)				\$2,800	\$49,600
Garages (+) 0 sqft				\$0	\$49,600
Quality and Design Factor (Grade)					0.70
Location Multiplier					0.91
Replacement Cost					\$31,595

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: single-family	0%	1	Wood Frame	D-1	1961	1961	61	A		0.91		460 sqft	\$31,595	93%	\$2,210	0%	100%	1.000	0.8500	\$1,900
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	2001	2001	21	A	\$18.20	0.91	\$0.00	30' x 50' x 12'	\$28,220	40%	\$16,930	0%	100%	1.000	0.8500	\$14,400
3: Lean-To R 01	0%	1	Earth Floor	C	2001	2001	21	A	\$4.69	0.91	\$0.00	5'x8' x 8'	\$171	40%	\$100	0%	100%	1.000	0.8500	\$100

Total all pages	\$69,800
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Total this page	\$16,400
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PROPERTY CARDS

15-10-23-200-010.001-004

YAMAGUCHI, BRIAN

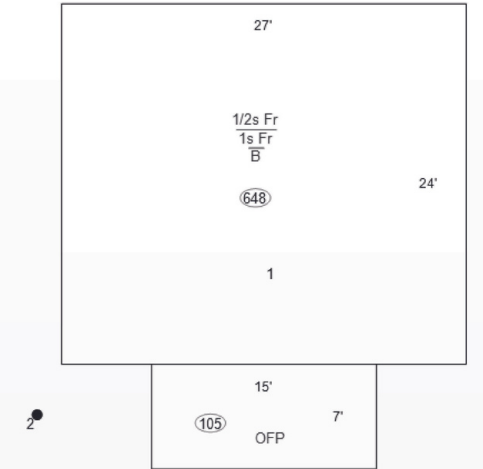
8570 ST RD 62

101, Cash Grain/General Farm

CLAY TWP - RURAL RES.

3/4

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 02	Full Bath	1 3
Story Height	1 1/2	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	1296 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	3 5
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish		Accommodations	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Bedrooms	2
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Living Rooms	1
<input type="checkbox"/> Fiberboard		Dining Rooms	0
		Family Rooms	0
		Total Rooms	5
Roofing		Heat Type	
<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	Central Warm Air	
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Description	Area	Value	
Porch, Open Frame	105	\$4,900	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	648	648	\$59,200	
2					
3					
4					
1/4					
1/2	1Fr	648	648	\$24,300	
3/4					
Attic					
Bsmt		648	0	\$21,300	
Crawl					
Slab					
				Total Base	\$104,800
Adjustments				1 Row Type Adj. x 1.00	\$104,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:648 1/2:648	\$3,900
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$108,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$4,900	\$113,600
Garages (+) 0 sqft				\$0	\$113,600
				Quality and Design Factor (Grade)	0.80
				Location Multiplier	0.91
				Replacement Cost	\$82,701

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 02	100%	1 1/2	Wood Frame	D	2003	2003	19	A		0.91		1,944 sqft	\$82,701	24%	\$62,850	0%	100%	1.000 0.8500	\$53,400
2: Utility Shed	0%	1	SV	E	2003	2003	19	F		0.91		6'x14'		55%		0%	100%	1.000 0.8500	\$0

Total all pages \$69,800

Total this page \$53,400

TAX CARDS

STATE FORM 53569 (8/21/2-21)
APPROVED BY STATE BOARD OF ACCOUNTS, 2021
COUNTY: 15-Dearborn

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1
SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 15-10-23-200-010.001-004	DUPLICATE NUMBER 4257	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after June 09, 2022
TAXING UNIT NAME Clay	LEGAL DESCRIPTION 28-03-01 PT 23-5-3 5.573A		



**TOTAL AMOUNT DUE
by May 10, 2022**

\$2,177.12

Yamaguchi, Brian
8570 SR 62
Dillsboro IN 47018

(812)537-8811
Pay Online at: www.govtechtaxpro.com 855-363-8071
Remit Payment and Make Check Payable to:
Dearborn County Treasurer
165 Mary St
Lawrenceburg IN 47025

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COUNTY: 15-Dearborn

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 15-10-23-200-010.001-004	DUPLICATE NUMBER 4257	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022
TAXING UNIT NAME Clay	LEGAL DESCRIPTION 28-03-01 PT 23-5-3 5.573A		



**TOTAL AMOUNT DUE
by November 10, 2022**

\$813.45

Yamaguchi, Brian
8570 SR 62
Dillsboro IN 47018

(812)537-8811
Pay Online at: www.govtechtaxpro.com 855-363-8071
Remit Payment and Make Check Payable to:
Dearborn County Treasurer
165 Mary St
Lawrenceburg IN 47025

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COUNTY: 15-Dearborn

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 15-10-23-200-010.001-004	DUPLICATE NUMBER 4257	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME Clay	LEGAL DESCRIPTION 28-03-01 PT 23-5-3 5.573A		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 08/22/2022

TOTAL DUE FOR 2021 PAY 2022: \$2,990.57

PROPERTY ADDRESS 8570 SR 62, Dillsboro IN 47018	
PROPERTY TYPE Real	TOWNSHIP: Clay
ACRES 5.5730	

Yamaguchi, Brian
8570 SR 62
Dillsboro IN 47018

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$475.28	\$475.28
Delinquent Tax	\$1,456.45	\$0.00
Delinquent Penalty	\$245.39	\$193.17
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$145.00
Adjustments	\$0.00	\$0.00
Amount Due	\$2,177.12	\$813.45
Payment Received	\$0.00	\$0.00
Balance Due	\$2,177.12	\$813.45

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TAX CARDS

STATE FORM 53569 (R21/12-21)
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Yamaguchi, Brian 8570 SR 62 Dillsboro IN 47018	Address 8570 SR 62 Dillsboro IN 47018	Date of Notice August 22, 2022 Duplicate Number 4257	Parcel Number 15-10-23-200-010.001-004 Tax ID Number 004-000703-01	Taxing District 004 Clay
Legal Description 28-03-01 PT 23-5-3 5.573A	Billed Mortgage Company			Property Type Real

Spring installment due on or before May 10, 2022 and Fall installment due on or before November 10, 2022.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2020 Pay 2021	2021 Pay 2022
1a. Gross assessed value of homestead property	\$74,600	\$73,900
1b. Gross assessed value of other residential property and farmland	\$13,900	\$13,900
1c. Gross assessed value of all other property, including personal property	\$13,100	\$12,100
2. Equals total gross assessed value of property	\$101,600	\$99,900
2a. Minus deductions (see Table 5 below)	(\$55,204)	(\$54,686)
3. Equals subtotal of net assessed value of property	\$46,396	\$45,214
3a. Multiplied by your local tax rate	2.0919	2.1478
4. Equals gross tax liability (see Table 3 below)	\$970.55	\$971.10
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$12.77)	(\$20.54)
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$957.78	\$950.56

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$1,417.00	\$1,380.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$1,417.00	\$1,380.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2021	TAX RATE 2022	TAX AMOUNT 2021	TAX AMOUNT 2022	TAX DIFFERENCE 2021-2022	PERCENT DIFFERENCE
CORPORATION	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
COUNTY	0.4807	0.5063	\$223.02	\$228.92	\$5.90	2.65%
LIBRARY	0.1598	0.1655	\$74.14	\$74.83	\$0.69	0.93%
SCHOOL	1.2765	1.2960	\$592.24	\$585.96	(\$6.28)	(1.06%)
SOLID WASTE	0.0334	0.0345	\$15.50	\$15.60	\$0.10	0.65%
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOWNSHIP	0.1415	0.1455	\$65.65	\$65.79	\$0.14	0.21%
TOTAL	2.0919	2.1478	\$970.55	\$971.10	\$0.55	0.06%

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2021	2022	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2021	2022
Homestead	\$44,760	\$44,340
Supplemental Home	\$10,444	\$10,346
TOTAL DEDUCTIONS	\$55,204	\$54,686

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Changes not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

TITLE COMMITMENT

REPORT OF SEARCH

PREPARED FOR: Coffey Realty and Auction

RE: Brian Yamaguchi

PERIOD OF SEARCH: October 19, 1970 to 8:30 AM September 8, 2022.

NAME OF GRANTEEES IN LAST DEED OF RECORD: Brian Yamaguchi, by deed dated November 29, 2018 and recorded as 2018007050, of the records of Dearborn County, Indiana.

LEGAL DESCRIPTION: CLAY TOWNSHIP: A part of Section 23, Township 5 North, Range 3 West, Clay Township, Dearborn County, Indiana described as follows: Commencing at a concrete monument found at the Northwest corner of the Southwest Quarter of Section 23, Township 5 North, Range 3 West; thence North 89 degrees 56'54" East 625.76 feet to a mag nail found in the centerline of State Road 62, the point of beginning; thence along the centerline of State Road 62 the following nine (9) courses: North 29 degrees 29' 31" West 132.12 feet to a mag nail set; North 33 degrees 35'24" West 86.12 feet to a mag nail set; North 35 degrees 56'57" West 66.32 feet to a mag nail set; North 38 degrees 59'45" West 132.53 feet to a mag nail set; North 35 degrees 39'57" West 96.77 feet to a mag nail set; North 29 degrees 44'22" West 70.01 feet to a mag nail set; North 27 degrees 02'46" West 53.26 feet to a mag nail set; North 26 degrees 38'55" West 32.08 feet to a mag nail set; North 29 degrees 43'31" West 193.24 feet to a railroad spike found; thence South 88 degrees 51'44" East 321.51 feet to a rebar set; thence South 33 degrees 40'04" East 865.20 feet to a rebar found; thence South 89 degrees 57'05" West 340.51 feet to the point of beginning. This tract contains 5.573 acres.

A search of the public records showed the following items that may affect the property:

1. Taxes for the year 2021, due and payable in 2022, Clay Township; Computer No. 004-000703-01; Map No. 15-10-23-200-010.001-004, Assessed value: Land: \$36,500.00; Improvements: \$63,400.00; Exemption: \$44,340.00--homestead \$10,346.00--supplement; May Installment \$475.28, unpaid; November Installment \$475.28, unpaid.

NOTE: There is a penalty of \$47.53 due on the unpaid May installment.

NOTE: There are previous year taxes and penalties due in the amount of \$1,847.48.

NOTE: There is a advertising fee due in the amount of \$45.00 and a tax sale fee due in the amount of \$100.00.

NOTE: This property is set to sell on Tax Sale.

The 2022 taxes are a lien of an undetermined amount but will not be due and payable until May and November 2023.

2. Subject to the rights of the public and others in and to State Road 62, as included in the described premises.

3. Notice of Underground Utilities recorded in OR Book 120, Pages 2659-2664, of the Recorder's records of Dearborn County, Indiana, filed by Indiana Underground Plant Protection Service for Aurora Gas Utility; Cinergy; Town of Dillsboro; Hoosier Hills Regional Water District; Lawrenceburg Gas Company; Level 3 Communications; SEI Communications; Southeastern Indiana Natural Gas Co. Inc.; Southeastern Indiana R.E.M.C.; Sprint Local Operations/United Telephone; Suscom; Texas Gas Transmission-Petersburg; and Wiltel which warns of the possibility of buried utilities without specifying location.

LIMITATION OF LIABILITY

TITLE COMMITMENT

STATE FORM 53569 (R21 / 12-21)
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer – The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice/Due Date – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State/Local) – State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary – The amounts involved with calculating your real estate property taxes.

Taxes 2020 Pay 2021 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2021 Pay 2022 – The summary of calculations based on this year's tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit caps the increase of the homestead property tax liability of credit recipient at two percent (2%).

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and farm land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure.

This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2021 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2021.

Tax Rate 2022 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2021 – The amount of taxes for this property allocated to each taxing authority for 2021.

Tax Amount 2022 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2021-2022 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent Difference – The percent change between last year's tax amount and this year's tax amount for each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2021 – The total amount of other charges added to your tax bill in 2021.

Amount 2022 – The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (812) 537-8807 or www.dearborncounty.org.

Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2)
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

Amount 2021 – The amount deducted from your bill in 2021 for each benefit.

Amount 2022 – The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (812) 537-8809 or www.dearborncounty.org.

To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must:

(1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (812) 537-8809.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2022, for mobile homes assessed under IC 6-1.1-7 and January 1, 2021, for real property).

TITLE COMMITMENT

1. This is a search only of certain public records which the information shown above was obtained and with respect thereto no liability is assumed for (a) the identity of any party named or referred to herein; (b) the validity, legal effect or priority of any matter shown; (c) the inaccuracy of the aforementioned public records; and (d) the physical condition of the land described herein.

MATTERS EXCLUDED

1. Unrecorded easements or claims of easements.
2. Any law, ordinance or governmental regulation affecting the ownership or use of the land or the regulation of existing or future improvements.
3. Anything outside the period of search.

Dated: September 13, 2022

DEARBORN TITLE INSURANCE, INC.



210 West High Street
Lawrenceburg, IN 47025
Phone: (812) 537-3844
Fax: (812) 537-1635
Email: dt@dearborntitle.com

BID CERTIFICATION

Internal Office Use
Received _____

Date Time By

Approved By _____



BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 8570 State Road 62, Dillsboro, Indiana 47018

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 434 South Walnut Street, Bloomington, IN 47401

Phone: (812) 822-3200

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com

SAMPLE CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 20th day of October 2022, by and between
Lynn M Deddens, Prosecuting Attorney for Dearborn and Ohio Counties hereinafter called the Seller(s) and
_____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 8570 State Road 62 in the City of Dillsboro,
County of Dearborn, and State of Indiana.

- Legally described as: 15-10-23-200-010.001-004; 28-03-01 PT 23-5-3 5.573A

Buyer herewith agrees to deposit with **Dearborn Title Insurance, Inc.**, \$ 5,000.00 dollars, as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before December 5, 2022 and shall take place at the office of **Dearborn Title Insurance, Inc.**, 210 W. High St., Lawrenceburg, IN 47025

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

SAMPLE CONTRACT

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement. "All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to: **Dearborn Title Insurance, Inc., 210 W. High St., Lawrenceburg, IN 47025**

High Bid Selling Price \$ _____ .00

Plus 11% **Buyer's Premium** \$ _____ .00

Total Purchase Price \$ _____ .00

Less **Down Payment** \$5,000.00

Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: October 21, 2022 @ 5pm

Purchased By:

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____
Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____
Lynn M Deddens, Prosecuting Attorney for Dearborn and Ohio Counties Time: _____
Printed

Seller Date _____

Printed Time: _____

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

8570 SR 62

Dearborn County, Clay Township
Dillsboro, IN 47018

Legal Description

28-03-01 PT 23-5-3 5.573A

\$ 5,000.00
Amount

October 20, 2022
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Dearborn Title Insurance, Inc., 210 W. High St., Lawrenceburg, IN 47025

The Sum of Five Thousand & no/100 ----- dollars as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

October 20, 2022
Date

Signature

Date